



**MILLER REAL ESTATE TEAM**  
5168 Simmher Way







This stunning townhouse is situated in a small community of fifteen detached strata homes near Brannen Lake and North Nanaimo amenities. Enter into the main level with an open concept floor plan, 18' vaulted ceilings, hardwood flooring, and a gas fireplace. The kitchen features three stainless appliances and an eating bar. Located on the main level for convenience, the primary bedroom offers a walk-in closet and four piece ensuite. The partially covered patio with gas BBQ hookup overlooks the private yard area. Completing the main level are a two piece bathroom, laundry and double garage. On the second level are two spacious bedrooms and a four piece bathroom. The complex has a clubhouse and allows dogs and cats with no size restriction.





## Specifications



City: Nanaimo

Zoning: R8

Home Size: 1,520 sq ft

Taxes: \$4,132 (2023)

Monthly Strata Fee: \$553.89

Layout: Main Level Entry with  
Upper Level

Exterior Finish: Vinyl

Roof: Fibreglass Shingle

Bedrooms: 3

Bathrooms: 3

Heat: Forced Air - Natural Gas

Estimated Year Built: 2008

Schools: Pleasant Valley Elementary  
& Dover Bay Secondary

# Pleasant Valley

All data & measurements are approximate  
& should be verified if important.





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Additional Professional  
Photographs

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3D Immersive  
Tour & Interactive Floor Plan

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